

# AGENDA

**To:** Board of Zoning Appeals / Planning Commission Members  
**From:** Department of Planning and Economic Development  
**Subject:** Meeting Agenda: January 11, 2022  
**Cc:** Rhonda Ferrell-Bowles; Clerk of Council

---

**Note: Pre-agenda is scheduled for January 11, 2022 5:30pm - City Hall**

## **Zoning Appeals**

**PC2201: Eddie C Puckett, Jr. request an appeal/variance to reduce lot area, lot yard, and lot width requirements for development of single-family dwellings at Daniel Avenue; PIN 60002 02046 and Daniel Avenue 60002 02047.**

## **Planning Commission**

No cases to be heard



## MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Scott Robider – Deputy City Manager  
**Date:** January 7, 2022  
**Re:** PC2201: Edward C. Puckett – Daniel Ave Variance Request

---

The City Staff has reviewed the request by Mr. Edward Puckett regarding a variance request to decrease the allowable square footage of the lots listed within the application to accommodate single family dwellings. The City Staff has reviewed the request and evaluated the proposed plan and noted the following:

- 1) The City would be creating four (4) substandard lots (45' x106.50') based on the current ordinance requirements which would also not be compatible with other lot sizes in the subdivision. The existing lot dimensions (as is) complies with the ordinance requirements for approved single-family construction.
- 2) By allowing the creation of substandard lots, the City would be setting precedence for future variance request of the same nature
- 3) A significant portion of Lot #46 contains wetlands so construction in this area would require Army Corp of Engineer approval. Additionally, both parcels are located within the flood zone which requires certain building design standards which can be addressed during the site plan review.
- 4) The survey that was submitted for Lot #46 doesn't depict the actual frontage contour of the parcel relative to the existing street design. The contractor would have to provide an updated survey for review prior to permitting consideration.

City Staff Position: Based on the information described above and within the attached documents, the City Staff request consideration for **Denial** of this Variance Request.

The Planning Commission's approval of the site plan only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.

City of Garden City Variance Application



GARDEN CITY

Development Information

Development Name (If applicable)

P+S Affordable Housing LLC.

Property Address

Ø Daniel Ave + Ø Daniel Ave. Garden City GA. 31409

Current Zoning

R-1

Current Use

Single Family

Parcel ID

Total Site Acreage

6000202047/6000202046 (2) 90 X 100 Plus Lots

Section of the zoning code from which you are seeking a variance:

A Half Acre plus

Describe the variance request you are requesting.

Subdividing two Lots of 90 X 100 into (4) 45 X 100 Creating 4 New houses for rental

Would denial of this request create practical difficulty or an unnecessary hardship?

Denial would not allow more affordable housing for people who work for the major industries in the area

Does the property have extraordinary and exceptional conditions because of its size, shape or topography?

The property characteristics and sizes can be subdivided and allow more houses to be developed

Are the conditions of the property unique to this piece of property?

For the location and the scarcity of large lots in the City, these lots are prime land for newly constructed

Would approval of this variance request cause any detriment to adjoining properties or the community?

houses of 1400 sq. ft per house 3 bds + 2 baths with designs that will enhance the area and current value

Please provide any additional information that you deem relevant.

The new houses will provide a central location to the GA. Ports, Gulfstream, Sugar Refinery, Longshore Association 14/14, Groves new High school, easy access to downtown, I-95, 516 Interstates, Shopping and all the future Developements coming to Garden City

# City of Garden City Variance Application



GARDEN CITY

## Applicant Information

<b>Owner</b>	
Name	Address
Eddie C. Puckett Jr.	115 Gorseair Circle 31407
Phone	Email
(912) 667-6949	eddiepuckett8@gmail.com
<b>Nature of Ownership Interest</b>	
Is the Owner an: <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Sole Proprietor <input type="checkbox"/> Firm <input type="checkbox"/> Corporation <input type="checkbox"/> Association	
Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.	
If a partnership: Submit list of all partners with name, address and title.	
<b>Engineer/Surveyor</b> <input type="checkbox"/> Same as authorized agent <input checked="" type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
	Eddie C. Puckett, Jr.
Phone	Email
	eddiepuckett8@gmail.com
<b>Authorized Agent (Requires Authorized Agent Form)</b> <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Phone	Email
<b>Campaign Contribution</b>	
List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.	
Elected Official's Name	Amount or Description of Gift

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Board of Zoning Appeals and that my application cannot be approved unless I am represented.

Eddie C. Puckett, Jr.  
Print Name

*Eddie C. Puckett*  
Signature

11-22-2021  
Date

OFFICE USE ONLY		
Received By	Date Received	Case Number
Submittal Format <input type="checkbox"/> Electronic <input type="checkbox"/> Paper <input type="checkbox"/> Both	Fee Amount Paid	Invoice Number



William Counts, Et. Al.  
PIN: 6-0002-02-043  
DB 1008, pg. 112  
PRB 14-P, Pg. 153  
Lot C

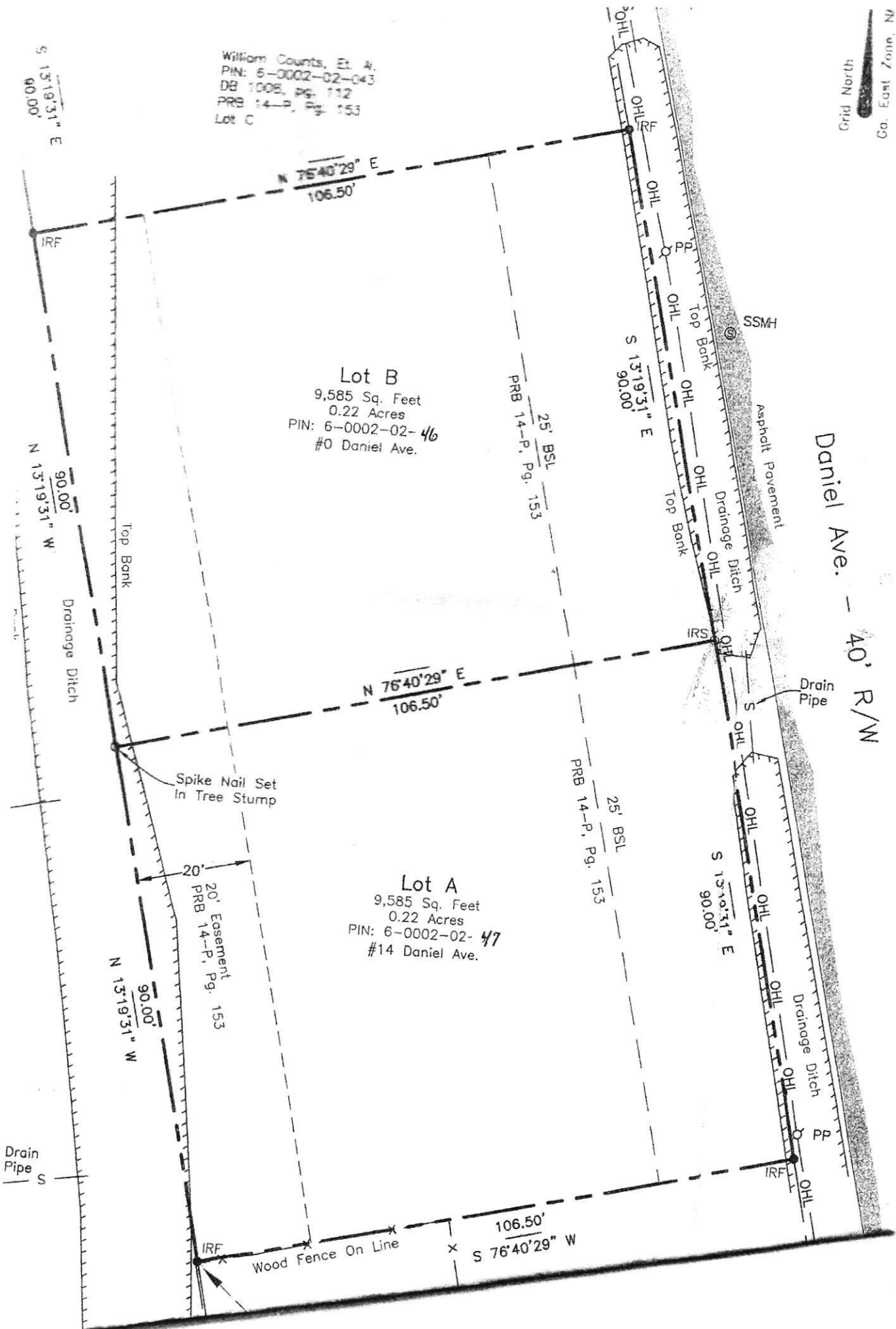
Grid North

Co. East Zone, N4

**Lot B**  
9,585 Sq. Feet  
0.22 Acres  
PIN: 6-0002-02-46  
#0 Daniel Ave.

**Lot A**  
9,585 Sq. Feet  
0.22 Acres  
PIN: 6-0002-02-47  
#14 Daniel Ave.

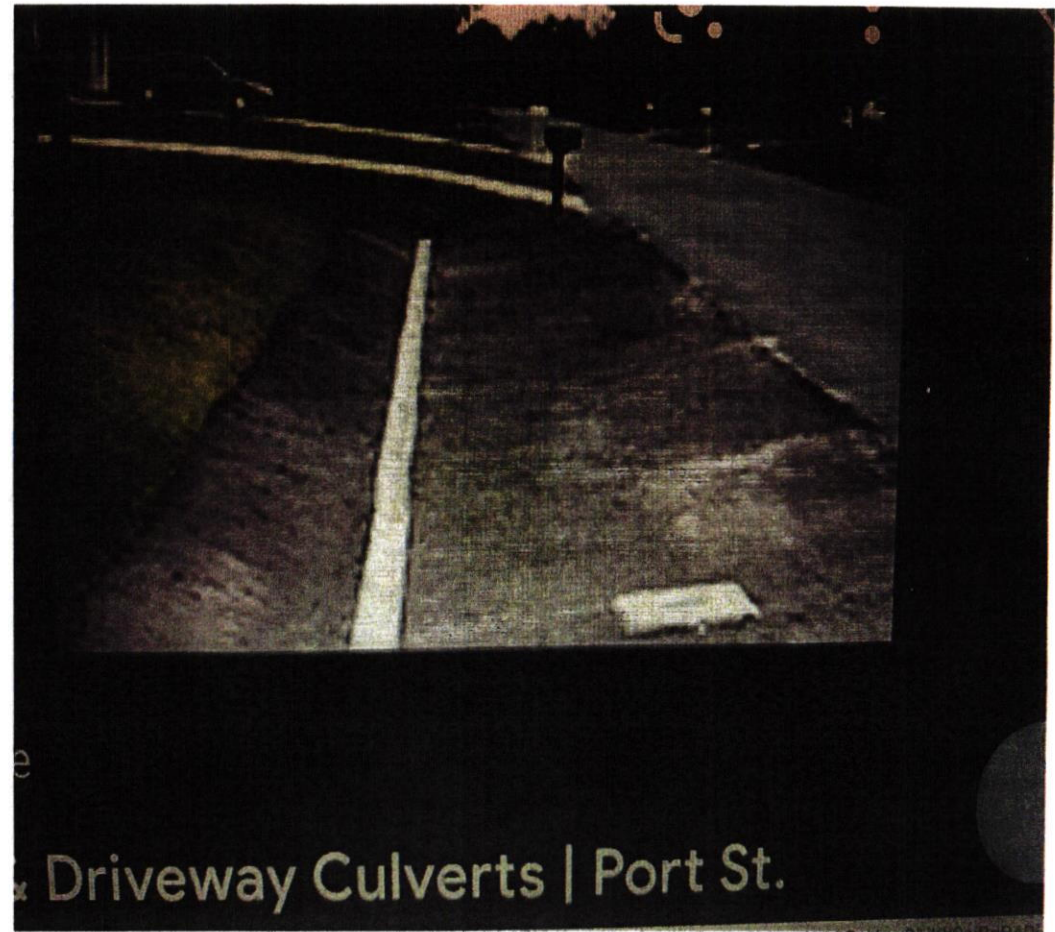
Daniel Ave. - 40' R/W



Daniel Ave: Before



AFTER





## Current land and new development on Daniel Ave



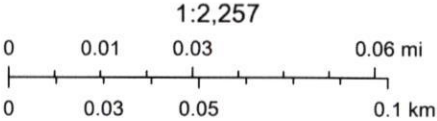


PC2201



1/6/2022, 11:06:50 AM

Chatham County Parcels Zoning Classifications  
Garden City Limits C-2 = Heavy Commercial  
R-1 = Residential



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA,

Geo Rec  
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |







When permitted in a district, dwellings shall comply with the development standards set forth in the following schedule:

		Lot Area and Lot Width Requirements		Setback from Centerline of Street for Front Yard Purposes						
		Lot Area Per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Major Arterial (feet)	Secondary Arterial (feet)	Collector Street (feet)	Minor and Marginal Access Street (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Height (feet)
1.	Dwellings served by public water and public sewers:									
a.	One-family dwelling	8,400	80	<u>90</u>	80	60	50	8	25	36
b.	Two-family dwelling	4,200	100	<u>90</u>	80	60	50	8	25	36
c.	Three-family dwelling	2,800	100	<u>90</u>	80	60	50	10	25	—
d.	Multifamily dwelling	2,700	105	<u>90</u>	80	60	50	10	25	—
2.	Dwellings served by public water and by own individual waste disposal system:	As approved by county health department but not less than:								
a.	One-family dwelling	10,000	80	<u>90</u>	80	60	50	8	25	36



	b.	Two-family dwelling	7,000	100	<u>90</u>	80	60	50	8	25	36
	c.	Three-family dwelling	7,000	100	<u>90</u>	80	60	50	10	25	—
	d.	Multifamily dwelling	6,000	120	<u>90</u>	80	60	50	15	25	—
3.	Dwellings served by own individual water supply and waste disposal system:		As approved by county health department but not less than:								
	a.	One-family dwelling	20,000	100	<u>90</u>	80	60	50	10	25	36
	b.	Two-family dwelling	15,000	110	<u>90</u>	80	60	50	10	25	36
	c.	Three-family dwelling	13,000	120	<u>90</u>	80	60	50	15	25	36
	d.	Multifamily dwelling	12,000	160	<u>90</u>	80	60	50	20	25	36
4.	Minimum required right-of-way		—	—	100	80	60	40	—	—	—

\* Where the existing right-of-way exceeds 100 feet, any use established shall be set back not less than 40 feet from the right-of-way.

(Code 1976, § 8-3011; Ord. of 2-20-89, § 1)

Sec. 90-100. - Substandard lots of record.

Any lot of record existing at the time of adoption of the ordinance from which this chapter is derived which has an area or width that is less than that required by this chapter shall be subject to the following exceptions and modifications:

- (1) *Adjoining lots.* When two or more adjoining lots with continuous frontage are in one ownership at any time after the adoption of this chapter, and such lots individually are less than 6,000 square feet in area or are less than 60 feet in width, then such adjoining lots in one ownership shall be combined into one or more lots of record each having an area and width as required by this chapter for the zoning district in which such lots are located.
- (2) *Single lot not meeting minimum lot size requirements.* Except as set forth in subsection (1) of this section, in any district in which single-family dwellings are permitted, any lot of record existing at the time of the adoption of the ordinance from which this chapter is derived which has an area or a width which is less than that required by this chapter may be used as a building site for a one-family dwelling, provided that, if such lot is not served by public water and public sewer, then the application for a permit to construct a dwelling on the lot shall be approved by the county health department.
- (3) *Substandard lots created by government acquisition.* Except as set forth in subsection (1) of this section, in any district in which single-family dwellings are permitted, any lot or tract of land which is created through a taking by a governmental body, either by condemnation or acquisition, which has an area or a width which is less than that required by this chapter, may be used as a building site for a one-family dwelling, provided that, if such lot is not served by public water and public sewer, then the application for a permit to construct a dwelling on the lot shall be approved by the county health department.

(Code 1976, § 8-3014(e))